

Regeneration and Economic Development Department

APPLICATION NO: 22/00483/FUL

APPLICANTS: Mrs Dang

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 6 Sycamore Way, Roby, L16 2AE

KNOWSLEY LOCAL PLAN ALLOCATION:

Sustainable Urban Extension

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application proposal relates to the construction of a single storey rear extension to the detached property at 6 Sycamore Way.

The proposed development measures 6.29m in width and 3.6m in depth. The extension would be served by a pitched roof including 2 roof lights and would measure 2.32m at the eaves and 3.5m at its highest point.

The proposed development would provide a new open plan kitchen and dining room.

RELEVANT PLANNING HISTORY

The site has a number of applications associated with the construction of the wider housing estate. No relevant planning applications have been submitted specifically involving the host property.

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POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles;
- Policy SUE1: Sustainable Urban Extensions and Safeguarded Land; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Sustainable Urban Extension for residential development in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

DESIGN

The host property is a recently constructed new build property located on a modern housing estate. The proposed extension is located at the rear of the host property and would consist of a single storey rear extension. It would be served by a pitched roof including 2 roof lanterns and bi-folding doors to its rear elevation.

The application confirms that the proposed materials and finish will match that of the existing host dwelling. Accordingly, it is considered that the proposed development is in keeping with the scale and appearance of the host dwelling and due to its location at the rear of the property it would not appear an incongruous feature visible from the public highway and is therefore considered acceptable with regards to design.

RESIDENTIAL AMENITY

8 Sycamore Way

The neighbouring property at 8 Sycamore Way is a recently constructed new build property and is located in a small cul-de-sac of two properties together with the host property.

The Householder Development SPD is a material consideration for the consideration of this planning application. It states that single storey rear extensions will generally be considered acceptable if it does not project more than 4m. The proposed extension projects 3.6m from the rear elevation of the original

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dwelling house. As such, it is within the threshold set by the SPD and it is not considered that the development at the scale proposed would result in adverse effects to residential amenity in relation to this property.

4 Sycamore Way

Due to the juxtaposition of the site layout this property is located at the side of the host property facing its side elevation. The proposed development would be located 13.2m away which is an additional 1m in distance to that which is currently being observed. It is not considered that the proposed development would adversely affect the residential amenity of this property nor is it considered

2 Sycamore Way

Due to the juxtaposition of the road layout this property would be located at the side of the host property facing its side elevation. The proposed development would be sited 14.4m from the host property and would be virtually the same as what is currently experienced. It is not considered that the proposed development would adversely affect the residential amenity of this property.

8, 10 & 12 Lucas Avenue

These properties are located towards the rear of the host dwelling. It is not considered that these properties would be adversely effected given the separation distance provided by their rear gardens of the host dwelling and these properties.

HIGHWAYS

No highways impact associated with the proposed development.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

RECOMMENDATION:

That planning permission will be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policy

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23.08.2022	9809.101	REV E	LOCATION PLAN AND EXISTING/PROPOSED SITE PLAN
22.08.2022	9809.112	REV B	EXISTING AND PROPOSED ELEVATIONS
22.08.2022	9809.111	REV B	EXISTING AND PROPOSED FLOOR PLANS

J Fleming
20.09.2022

Alan Kilroe
22 September 2022